

6/28/90

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF LAGANA CONSTRUCTION, INC. AND
WE'RE STAYING, INC. OF PARCEL SWC-6 IN HYDE PARK,
MASSACHUSETTS.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Redevelopment Plan for parcel SWC-6 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out redevelopment projects, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, Lagana Constrcution, Inc. and We're Staying, Inc. have expressed an interest in and has submitted a satisfactory proposal for the redevelopment of Disposition Parcel SWC-6 in Hyde Park; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Lagana Constrcution, Inc. and We're Staying, Inc. be and hereby are, finally designated as Redeveloper of Parcel SWC-6 in Hyde Park.
2. That it is hereby determined that Lagana Constrcution, Inc. and We're Staying, Inc. possess the qualifications and financial resources necessary to acquire and develop land in accordance with the Redevelopment Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SWC-6 to Lagana Constrcution, Inc. and We're Staying, Inc. said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).



HYDE PARK CO-OPERATIVE BANK

1172 RIVER STREET • HYDE PARK, MASSACHUSETTS 02136

Incorporated March 1888

April 10, 1990

Re: #11 Business St.
Hyde Park, MA

City of Boston
Southwest Corridor Disposition Parcels

TO WHOM IT MAY CONCERN:

This is to inform you that application has been made to the Hyde Park Co-operative Bank for a construction loan on the parcel of land designated as #11 Business St., Hyde Park, MA.

The Bank will approve this application and will, upon acceptance by the City of the bid of Richard Panciocco and Michael Cronin, proceed with the necessary legalities in connection with the granting of a mortgage on this property.

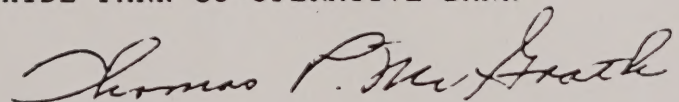
The particulars in this connection are as follows:

Project cost \$240,000., including land acquisition
Amount of loan to be granted 80% or \$192,000. @10½%
Acceptance of Contractor by the Bank
Construction period to be twelve (12) months

We have issued to Mr. Panciocco and Mr. Cronin a Commitment Letter to this effect and informed them that this complies with the requirement of Section V, Sub Sec. B Item 2b of the Developers Kit.

Very truly yours,

HYDE PARK CO-OPERATIVE BANK



Thomas P. McGrath, President



Incorporated March 1888



CL. H.S.
Tom
Cent

AREA CODE 617 361-2180

HYDE PARK CO-OPERATIVE BANK

1172 RIVER STREET • HYDE PARK, MASSACHUSETTS 02136

March 14, 1990

TO WHOM IT MAY CONCERN

This is to inform you that an application has been made to the Hyde Park Co-operative Bank for a mortgage loan in the amount of \$140,000. by Mr. Lagana. This is for a two family house to be owner occupied and constructed as per plans submitted on the parcel of land located at Business St., Hyde Park, MA.

We have agreed to make this loan on a construction basis as per plot plan and plans of the structure.

Very truly yours,

Thomas P. McGrath
President

EXHIBIT 'C'

DEDICATED TO
ORGANIZED 1901

**HYDE
PARK
BOARD OF
TRADE**

THE BETTERMENT OF THE COMMUNITY
P.O. BOX 638, HYDE PARK, MASSACHUSETTS 02136

March 17, 1988

Mr. Stephen Coyle
Boston Redevelopment Authority

Sir ;

At a recent meeting of the Board of Directors, it was noted to recommend that George Damata, Jr. of Juniors Automotive be given every consideration as a prospective owner of the proposed sale of the parcel of land on Business Street in Hyde Park.

Mr. Damata has been a respected businessman in Hyde Park for many years. His business has flourished and expanded dramatically. Unfortunately, his very success has caused traffic and parking problems in the vicinity of his shop.

By acquiring the parcel of land adjacent to his property, now in the possession of the BRA, the congestion and dangerous situation now present at the intersection of Business Street and River Street would be to a large extent, eliminated.

Speaking for the Hyde Park Board of Trade, a positive resolution of the current problems in the above area would be favorable to both residents and businesses alike.

John Paraskevakes

John Paraskevakes
President
Hyde Park Board of Trade

EXHIBIT "C"

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2)

1. Name and address of developer: Chip Panciocco 139 Dana Avenue,
Hyde Park, MA 02136/ Michael Cronin 14 Braewood St. Hyde Park, MA 02136

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.

Yes: _____ No: x

If yes, explain: _____

3a. The financial condition of the developer, as of Detailed bank statements is as reflected in the attached financial statement. provided after tentative designation.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

3b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

N/A

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

Hyde Park Co-Op Bank to finance 80% of project

Hyde Park Co-op Bank President, Thomas McGrath (617) 361-2180

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

Name, address, and zip code of bank

Amount

Hyde Park Co-op Bank

\$ 80% of total Project cost

1172 River Street

Hyde Park, MA 02136

b. By loans from affiliated or associated corporations of firms:

Name, address and zip code of source

Amount

N/A

\$ _____

c. By sale of readily salable asset

Description

Market Value

Mortgage or Liens

N/A

\$ _____

\$ _____

6. Name and addresses of bank references:

Ch.p. } University Bank & Trust, 1000 Cambridge St., E. Cambridge, MA 02138

Metropolitan Credit Union 372 Washington Ave., Chelsea, MA 02150

mic } - Boston Post Office Employees Credit Union, Boston, MA 02205

Hyde Park Savings Bank, River St., Hyde Park, MA 02136

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

Yes: _____ No: X

If yes, give the date, place and under what name.

- 8a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

N/A

- 8b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

Richmar Construction Corporation

President/Owner Richard J. Panciocco

24 Silver Leaf Lane, Dennis, MA 02638

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract:

Yes: _____ No: X

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ 1,000,000

General description of such work:

Development of custom designed single family homes.

- d. Construction contractors or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

N/A

\$

- e. Outstanding construction contract bids of such contractor or bidder:

N/A

Awarding Agency

Amount

Date Opened

N/A

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

General Contractor is semi-retired 45 year previous resident of the Hyde Park community and has been directly involved in developments in Hyde Park for over 20 years. Richmar Construction Corp. has had numerous projects approved and funded through Hyde Park Co-op Bank. And finally, as a Father of part of the development team he has agreed to direct the activities of the project for the development team's better interests.

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

N/A

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

N/A

CERTIFICATION

I/We, Chip Panciocco and Michael Cronin, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developers qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

3/20/88
Dated

Michael Cronin
Signature

Address and Zip Code

Chip Panciocco

139 Dana Ave.

Hyde Park, MA 02136

3-20-88
Dated

Chip Panciocco
Signature

Address and Zip Code

Michael Cronin

14 Braewood St.

Hyde Park, MA 02136

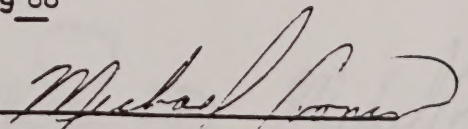
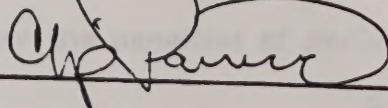
DISCLOSURE STATEMENT

Any person submitting a development proposal to the Boston Redevelopment Authority must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
NO
2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).
NO
3. Have any of the principals previously owned any real estate? If so, where and what type of property?
NO
4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
NO
5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?
NO
6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?
NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
20th Day of March, 1988

SIGNATURE:



ADDRESS: 139 Dana Ave.

14 Braewood St.

Hyde Park, MA 02136

Hyde Park, MA 02136

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: 11-21 Business Steet, Cleary Square, Hyde Park, MA 02136
- (2) Grantor or Lessor: City of Boston
- (3) Grantee or Lessee: We're Staying Development
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

Chip Panciocco 139 Dana Ave. Hyde Park, MA 02136

Michael Cronin 14 Braewood St., Hyde Park, MA 02136

Michael J. Panciocco 139 Dana Ave., Hyde Park, MA 02136
(Temporary military service assignment in Baomholden, Germany)

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signed: Chip Panciocco Michael Cronin

Date: 3-20-88 3/20/88

NON-DISCRIMINATION AND AFFIRMATIVE MARKETING STATEMENT

As a condition of receiving BRA-controlled funds, land or other benefits, I, we Chip Panciocco/Mike Cronin agree not to discriminate or permit discrimination, upon the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, children, national origin or source of income in the lease, rental or use and occupancy of the property located at: 11-21 Business street, Hyde Park, MA 02136.

I further agree to comply with the Boston Fair Employment and Housing Plan as applicable and to carry out an Affirmative Marketing Plan as approved by the Authority if determined applicable. Such a Plan would incorporate a description of outreach efforts to potential applicants using media and various community resources well in advance of sales or rent-up. I also agree to develop and carry out occupant selection policies and procedures to be incorporated in the Affirmative Marketing Plan in accordance with the Fair Housing Plan and any additional Authority requirements to be made available prior to Final Designation.

3-20-88

Date

Chip Panciocco / Michael Cronin
Developer/Architect

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

REDEVELOPER AND LAND

1. a. Name of Redeveloper: GIUSEPPE LAGANA

b. Address and ZIP Code of Redeveloper: 25 Business Street Hyde Park MA. 02136

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

Southwest Corridor Disposition Parcels, Hyde Park (17-21 Business St. HYDE PARK)

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.
is described as follows:²

(17-21 Business St. Hyde Park)

Parcel SWC 6a consisting 9,325 S.F.

3. State the reuse value \$ N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of the residential redevelopment	\$ 176,200 (NOT INCLUDING)
b. Cost per dwelling unit of the residential redevelopment	\$ 44,050 (10% contingency)
c. Total cost of the residential rehabilitation	\$ N/A
d. Cost per dwelling unit of the residential rehabilitation	\$ N/A

2. a. If the proposed redevelopment or rehabilitation is for more than one dwelling unit, state the Redeveloper's estimate of the monthly rental (if to be rented) or average sale price (if to be sold) of the dwelling units involved:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED MONTHLY RENTAL	ESTIMATED SALE PRICE
4 Units - 2 Bed. - 980 GSF. 787 NSF.	\$ 620.00 each Unit	\$ N/A
OWNER-LIVING		

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers of street boundaries) is sufficient. A description in metes and bounds or other technical description is acceptable, but not required.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

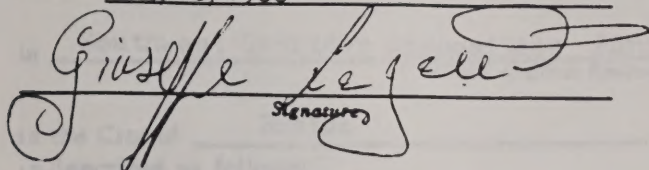
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Stove- heating-Systems

CERTIFICATION

I (We)¹ GIUSEPPE LAGANA
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 3/18/1988

Dated: _____


Signature

Signature

Title

Title

25 Business Street H.P.MA. 02136

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

(For confidential official use of the Local Public Agency and the Department of Housing and Urban Development.
Do Not Transmit to HUD Unless Requested.)

1. a. Name of Redeveloper: GIUSEPPE LAGANA

b. Address and ZIP Code of Redeveloper: 25 Business ST. Hyde Park MASS. 02136

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston REdevelopment Authority

(Name of Local Public Agency)

in Southwest Corridor Disposition Parcels (17 - 21 Business ST. Hyde Park

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MASS.

is described as follows:

(17 -21 Business St. Hyde Park)
(Parcel SWC 6a consisting 9,325 S.F.)

3. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

The Boston Five
Jamaica Plain Loan Center
753 Centre St. Mass. 02130

4. Sources and amount of cash available to the Redeveloper to meet equity requirements of the proposed undertaking, and creditors of the Redeveloper:

a. In banks:

NAME, ADDRESS AND ZIP CODE OF BANK
The Boston Five
Jamaica Plain 753 Centre Street
Mass. 02130

AMOUNT

\$ 154,508.

b. By loans from other:

NAME, ADDRESS AND ZIP CODE OF SOURCE

N/A

AMOUNT

\$ N/A

c. By sale of readily salable assets:

DESCRIPTION

N/A

MARKET VALUE

\$ N/A

MORTGAGES OR LIENS

\$ N/A

d. List of creditors to whom \$100 or more is owed

NONE

AMOUNT OWED

\$ NONE

5. Names, addresses and ZIP Codes of bank references.

MUTUAL BANK OF BOSTON (1260 River St. Hyde park MASS. 02136)(2) Saving Account
"BANK OF" BOSTON (1219 River St. "Hyde Park Mass. 02136) (Checking Account
Under LAGANA Construction Inc.)

6. Has the Redeveloper been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

If Yes, give date, place, and under what name.

☐ YES

☒ NO

7. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency, who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

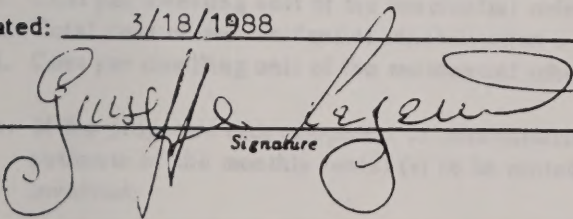
If Yes, explain.

CERTIFICATION

I (We)¹ GIUSEPPE LAGANA
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 3/18/1988

Dated: _____



Signature

Signature

Title

Title

25 Business St. Hyde Park Mass. 02136

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: GIUSEPPE LAGANA

b. Address and ZIP Code of Redeveloper: 25 Business St. Hyde Park MASS. 02136

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

Southwest Corridor Disposition Parcels (11 Business St. Hyde Park Mass. 02136,)

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS.

is described as follows:²

(11 Business Street Hyde Park)

Parcel SWC-6b Consisting 5,172 S.F. of Land

3. State the reuse value \$ N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of the residential redevelopment.	\$ 118,350 (NOT INCLUDING)
b. Cost per dwelling unit of the residential redevelopment.	\$ 59,175 (10% contingency)
c. Total cost of the residential rehabilitation.	\$ N/A
d. Cost per dwelling unit of the residential rehabilitation.	\$ N/A

2. a. If the proposed redevelopment or rehabilitation is for more than one dwelling unit, state the Redeveloper's estimate of the monthly rental (if to be rented) or average sale price (if to be sold) of the dwelling units involved:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED MONTHLY RENTAL	ESTIMATED SALE PRICE
2- Units - 3 Bed. (1,272 GSF. 887 NSF)	\$ 800.00 Each Units	\$ N/A

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.
² Convenient means of identifying the land (such as block and lot numbers of street boundaries) is sufficient. A description of metes and bounds or other technical description is acceptable, but not required.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

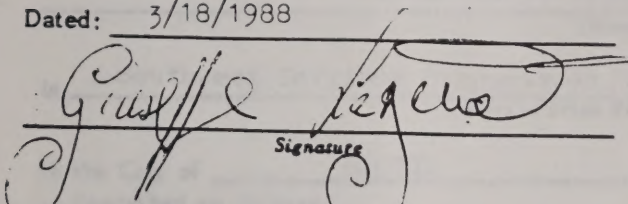
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Stove - Heating - System

CERTIFICATION

I (We) GIUSEPPE LAGANA
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 3/18/1988

Dated: _____



Signature

Title

Signature

Title

25. Business Street Hyde Park
Mass. 02136

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

(For confidential official use of the Local Public Agency and the Department of Housing and Urban Development.
Do Not Transmit to HUD Unless Requested.)

1. a. Name of Redeveloper: GIUSEPPE LAGANA

b. Address and ZIP Code of Redeveloper: 25 Business Street Hyde Park Mass. 02136

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Southwest Corridor Disposituon Parcels (11 Business ST. Hyde Park MA. 02136)

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS.

is described as follows:

3. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Hyde Park CO-OPERATIVE BANK

1172 RIVER ST. Hyde Park Mass. 02136

4. Sources and amount of cash available to the Redeveloper to meet equity requirements of the proposed undertaking, and creditors of the Redeveloper:

a. In banks:

NAME, ADDRESS AND ZIP CODE OF BANK

Hyde Park CO-OPERATIVE BANK

1172River St. Hyde Park Mass. 02136

AMOUNT

\$ 117,000

b. By loans from other:

NAME, ADDRESS AND ZIP CODE OF SOURCE

N/a

AMOUNT

\$ N/A

c. By sale of readily salable assets:

DESCRIPTION

N/A

MARKET VALUE

\$ N/A

MORTGAGES OR LIENS

\$ N/A

d. List of creditors to whom \$100 or more is owed

NONE

AMOUNT OWED

\$

NONE

5. Names, addresses and ZIP Codes of bank references.

HYDE PARK CO- OPERATIVE BANK 1172 RIVER STREET H.P. MASS. 02136 (SAVING - ACCOUNT)

6. Has the Redeveloper been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

If Yes, give date, place, and under what name.

☐ YES

☒ NO

7. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency, who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

If Yes, explain.

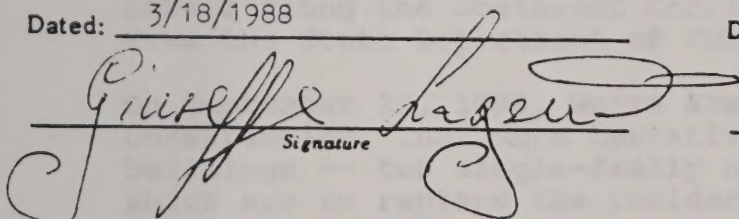
CERTIFICATION

I (We)¹ GIUSEPPE LAGANA

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 3/18/1988

Dated: _____


Signature

Signature

Title

Title

25 Business St. Hyde Park Mass. 02136

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

JUNE 28, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ANTONIO TORRES, ACTING DEPUTY DIRECTOR,
NEIGHBORHOOD HOUSING AND DEVELOPMENT
AARON SCHLEIFER, HOUSING ANALYST

SUBJECT: SOUTHWEST CORRIDOR PARCEL SWC-6, HYDE PARK
FINAL DESIGNATION OF WE'RE STAYING, INC. AND LAGANA
CONSTRUCTION, INC. AS REDEVELOPERS FOR THE PURPOSE OF
BUILDING FOUR UNITS OF HOUSING

SUMMARY: THIS MEMORANDUM REQUESTS THAT WE'RE STAYING, INC. AND
LAGANA CONSTRUCTION, INC. BE GRANTED FINAL DESIGNATION
AS REDEVELOPERS OF PARCEL SWC-6 LOCATED AT 11-25
BUSINESS STREET IN HYDE PARK FOR THE PURPOSES OF
BUILDING FOUR UNITS OF HOUSING.

SWC-6 is an approximately 14,500-square-foot parcel of land located along the Southwest Corridor in Hyde Park near Cleary Square. It is zoned for residential and local business uses. The Boston Redevelopment Authority (BRA) acquired this parcel and others along the Southwest Corridor in Hyde Park and Roslindale from the State Department of Public Works in December, 1986.

On September 29, 1988, We're Staying Inc. and Lagana Construction, Inc. were tentatively designated to develop three buildings -- two single-family homes and one two-family home, which are to replace the residential structures which once stood at this site. The development proposal has been examined through an extended community review process involving Hyde Park residents in general and the local Sunnyside Civic Association, which has given its support to the project. The development is a venture by three local residents of Hyde Park who will build and occupy the homes; the finished product will meet the needs of moderate-income households in the City of Boston.

Lagana Construction, Inc., an abutter to the BRA parcel, proposes to build a two-family, owner-occupied structure. Letters of financial interest from the Hyde Park Cooperative Bank are attached supporting the proposal.

We're Staying Inc. proposes to construct two single-family, owner-occupied structures, each of which will be affordable to moderate-income residents. Letters of financial support are attached supporting the proposal.

The development team is now prepared to begin construction. The total development costs are \$420,000 for the three moderate-income fee simple structures.

Further, staff recommends that the cost of the repair of a four foot high retaining wall, located along the entire frontage of parcel SWC-6, be a credit against the cost of acquiring the land.

It is, therefore, recommended that We're Staying, Inc. and Lagana Construction, Inc. be granted final designation as redevelopers of Parcel SWC-6 in Hyde Park for the purposes of developing four units of housing.

An appropriate resolution is attached.

